

## PUBLIC HEARING NOTICE

**POST BY: 04/24/98**

**REMOVE AFTER: 05/19/98**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Rocklin will hold a public hearing at the **Rocklin Administration Building, 3970 Rocklin Road, Rocklin**, beginning at 7:30 p.m. on Tuesday, May 19, 1998 to consider the following:

**RE: 7 ELEVEN ROCKLIN  
CONDITIONAL USE PERMIT: U-98-03  
LAND DEVELOPMENT SERVICES, INC.**

**PUBLIC HEARING**

An application requesting approval of a conditional use permit to allow construction of a 2,940-square foot food store and 3,600-square foot fuel dispensing canopy. The construction will also include the installation of three underground product storage tanks and an air/water facility. Other site improvements include approximately 6,000 square feet of landscaping, 19 parking spaces, and related site improvements including curbs, gutters and sidewalks as well as the widening of Sierra College Blvd. and Granite Drive.

Staff is recommending approval of a negative declaration of environmental impacts per the provisions of the California Environmental Quality Act (CEQA).

The subject property is located at the southeasterly corner of the intersection of Granite Drive and Sierra College Blvd. APN 045-042-031, 040, & 044.

The property is zoned Retail Business (C-2). The General Plan designation is RC (Retail Commercial).

The applicant is Land Development Services, Inc. The property owner is Larry G. Epperson, Family Revocable Trust.

**Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 632-4020 for further information.**



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**RE: STANFORD RANCH PARCEL 4  
TENTATIVE PARCEL MAP, DL-98-02  
SPECIFIC PLAN USE PERMIT, SPU-98-03  
SPANNAGEL AND ASSOCIATES, INC.**

## **PUBLIC HEARING**

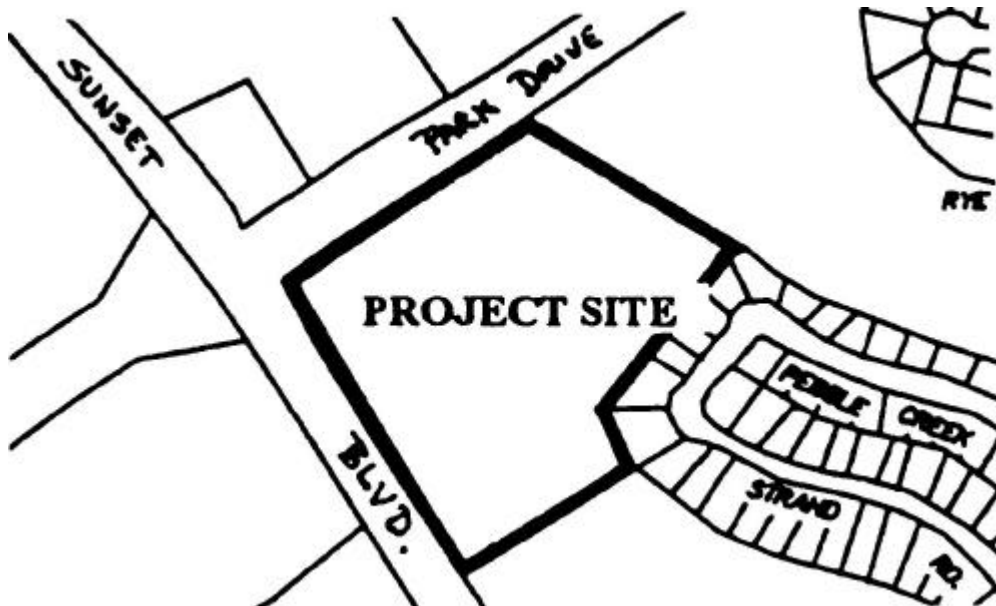
An application to approve a tentative parcel map and specific plan use permit. The proposed parcel map would divide Stanford Ranch, Parcel 4, into four lots (Lot 1 - 0.70 acres, Lot 2 - 0.41 acres, Lot 3 - 0.87 acres, & Lot 4 - 8.09 acres). The specific plan use permit would allow the construction of two, single-story, office buildings (Building A: 9,897 s.f. and Building B: 8,500 s.f.) on Lots 1 and 2 respectively. Lot 3 is proposed to be developed as a reciprocal parking area. No development is proposed on Lot 4 at this time. A negative declaration of environmental impacts is being proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The subject property is generally located at the easterly corner of the intersection of Sunset Boulevard and Park Drive. APN # 017-035-004.

The property is zoned Planned Development - Business Professional / Commercial (PD-BP/C). The General Plan designation is Business Professional / Commercial (BP/Comm).

The applicant is Spannagel and Associates Inc. for Stanford Ranch I, LLC, property owner.

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**RE: STANFORD RANCH PARCEL 38  
SPECIFIC PLAN USE PERMIT, SPU-98-06  
LARCHMONT HOMES**

**PUBLIC HEARING**

An application to approve a specific plan use permit for Stanford Ranch Parcel 38. The proposed project includes the development of three house models on 65 lots. The proposed models are as follows:

Plan 1 - A 1821 s.f. single-story home  
Plan 2 - A 2132 s.f. two-story home  
Plan 3 - A 2348 s.f. two-story home

The applicant proposes to construct a model complex with off-street parking on Lots 10, 11, 12 and 13. It should be noted that Lots 30 through 37 are limited to single-story homes by conditions placed on the tentative subdivision map for Parcel 38.

A categorical exemption of environmental impacts, Section 15305 - Minor Alterations in Land Use Limitations, is being proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The subject property is generally located southeast of Park Drive and Shelton Street. APN # 017-360-008.

The property is zoned Planned Development - Residential, eight dwelling units per acre. (RD-8). The General Plan designation is Medium Density Residential (MDR).

The applicant is Larchmont. The property owner is M. Brock and Sons, Inc.

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**RE: TIME EXTENSION FOR CROFTWOOD SUBDIVISION UNIT 1  
TENTATIVE SUBDIVISION MAP, SD 88-05  
SPECIFIC PLAN USE PERMIT; SPU 91-04  
ALLEGHENY PROPERTIES, OWNER**

**PUBLIC HEARING**

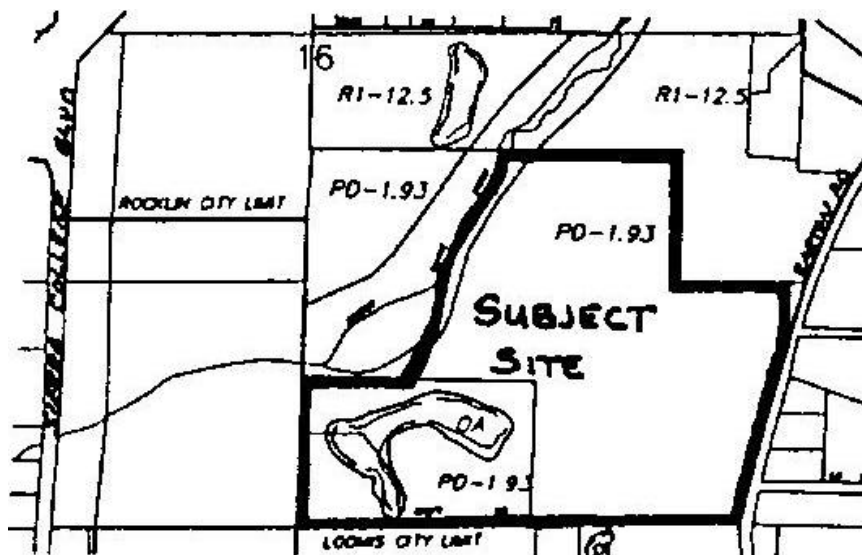
A request for an extension of one year of a tentative subdivision map and specific plan use permit for the development of a 156-lot single family residential subdivision on a 83.3-acre site. An environmental impact report was previously certified for this project and would apply to this time extension to satisfy the requirements of the California Environmental Quality Act (CEQA).

The subject property is located west of Barton Road; approximately 1,300 feet east of Sierra College Boulevard; north and south of the Loomis Town Limits, in the City of Rocklin. APN # 045-053-13, 26, 27, 29, 30, and 37.

The property is zoned Planned Development - RD-1.93. The General Plan designation is Low Density Residential.

The applicant is Allegheny Properties, property owner.

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**RE: STREET NAME CHANGE, SNC-98-01  
HANZLICK DRIVE  
LAND DEVELOPMENT SERVICES**

## PUBLIC HEARING

An application to approve a street name change to officially change the recorded street name of Hanzlick Drive/Hanzlick Court to Destiny Drive/Destiny Court. A categorical exemption of environmental impacts, Section 15301 - Existing Facilities, is being proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The subject street is generally located southeasterly of Five Star Boulevard.

The applicant is Land Development Services, Inc.

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